



BALAAM STREET LONDON

**GUIDE PRICE £260,000
LEASEHOLD**

**** BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITHIN SHORT DISTANCE OF PLAISTOW STATION AND FANTASTIC AMENITIES - GUIDE PRICE £260,000-£280,000 ****



- Beautifully Presented First-Floor Flat • Two Good Sized Bedrooms • Stylish Kitchen and Bathroom • Stunning Oak Flooring to Lounge and Kitchen • Backing onto the Picturesque Plaistow Park • Within 0.6 Miles of Plaistow Underground Station • Short 10 Minute Bus or Tube Journey to Westfield Stratford

Situated in an enviable location just a short stroll from Plaistow Station, this beautifully presented first-floor apartment offers the perfect blend of convenience, comfort, and charm. Backing directly onto the green expanse of Plaistow Park and surrounded by a range of shops, amenities, and well-regarded schools, this property is ideal for first-time buyers or investors alike.

Internally, the apartment features two generously sized double bedrooms, a bright and inviting lounge with solid oak flooring, and a stylish open-plan kitchen area. The recently installed modern bathroom adds a fresh, contemporary touch, while the overall interior design reflects a high standard of finish throughout.

Whether you're commuting, relaxing in the park, or enjoying the vibrant local community, this property offers a fantastic opportunity to step onto the property ladder in one of Plaistow's most sought-after settings.

Two bedroom first floor flat

Entrance hallway

Lounge

Kitchen

Bathroom

Bedroom one

Bedroom two



- Short Walk to Green Street • Close to Well Regarded Schools • Communal Gardens



First Floor



Total area: approx. 47.4 sq. metres (510.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP & C.
RICKY, PLANT & CHEN-PORTER